6 Highfield Way
Yardley Hastings
NORTHAMPTON
NN7 1HQ

£385,000

- MATURE SEMI DETACHED
- OPEN PLAN KITCHEN / DINER
- EXCELLENT CONDITION THROUGHOUT
- AMPLE DRIVEWAY
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- LARGE GARDEN BACKING ONTO FIELDS
- ENERGY EFFICIENCY RATING : D

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A spacious semi-detached home with three double bedrooms in this highly sought after village, that has been lovingly updated by the current owners to be offered in exceptional condition, with a large private rear garden with wonderful views over fields. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, rear lobby, utility room, and shower room to the ground floor. With three double bedrooms, and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, and off road parking to the front for multiple vehicles.

Ground Floor

Entrance Hall
10'6" x 11'0" reducing to 7'6" (3.21 x 3.37 reducing to 2.29)
Enter via composite door with UPVC windows to sides, stairs rising to first floor, under stairs cupboard, LVT flooring, radiator.

Lounge
16'0" x 11'4" (4.89 x 3.47)
UPVC door and window to rear aspect, feature electric fireplace, column radiator.

Kitchen / Diner
13'4" x 8'4" (20'2" x 7'9") (4.06m x 2.54m (6.15m x 2.36m))
L-shaped, UPVC window to front with three further UPVC windows to side aspect, a range of wall and base units with laminate work surfaces, Butler sink, integrated fridge/freezer, dishwasher, double oven, and 5-ring induction hob, ceramic tiled flooring, column radiator.

Rear Lobby
8'7" x 3'10" (2.63 x 1.17)
Two UPVC doors to side and rear aspects, ceramic tiled flooring.

Utility Room
9'3" x 7'8" reducing to 4'3" (2.84 x 2.35 reducing to 1.31)
UPVC window to rear aspect, base units with laminate work surface over, space for appliances, ceramic tiled flooring, column radiator.

Downstairs Shower Room
6'7" x 3'1" (2.01 x 0.95)
Tiled shower cubicle, low level wc, sink unit with storage under, ceramic tiled flooring, heated towel rail.

First Floor

Landing
UPVC window to front aspect, loft access, radiator.

Bedroom One
13'0" x 11'5" (3.97 x 3.49)
UPVC window to rear aspect, radiator.

Bedroom Two
11'5" x 10'11" (3.49 x 3.33)
UPVC window to front aspect, radiator.

Bedroom Three
9'9" x 8'6" (2.99 x 2.60)
UPVC window to front aspect, radiator.

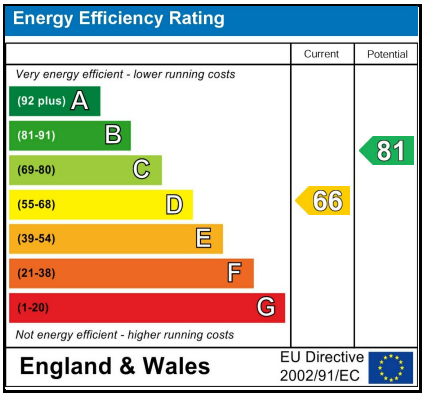
Bathroom
10'5" x 5'0" (3.18 x 1.53)
Obscure UPVC window to front aspect, bath unit with shower over, low level wc, sink unit with storage under, complementary tiling, ceramic tiled flooring, chrome column radiator.

Externally

Front Garden
Mainly blocked paved providing off road parking for multiple vehicles.

Rear Garden
Mostly laid to lawn with patio, decking, and gravel areas, various flower and shrub borders, rear gate to fields, enclosed by wooden fencing.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: B



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